



DEPARTMENT OF THE AIR FORCE
WASHINGTON, DC

OFFICE OF THE ASSISTANT SECRETARY

07 DEC 2005

SAF/TEI
1665 Air Force Pentagon
Washington, DC 20330-1665

The Honorable Gale A. Norton
Secretary of the Interior
1849 C Street, NW
Washington, DC 20240

Dear Madam Secretary

On 9 November 2005, Congress approved the list of bases the President submitted for closure and realignment in accordance with base closure law. Included in this list are certain properties under the control of the Department of the Air Force. In order to speed the economic recovery of communities affected by closures and realignments, the Air Force must identify Department of Defense (DoD) and Federal interests in real property as quickly as possible. Therefore, this letter is the formal notice to your agency that certain real property and buildings have become available for retention by DoD Components or for transfer to Federal agencies. The Notices of Availability for available properties are attached.

Within 30 days of this notice, the head of the agency must submit a written, firm expression of interest for such available buildings and real property. The Federal agencies expressing interest in these buildings or real property must then submit an application for transfer of such real property within 60 days of this notice of availability. Submit the expression of interest and application for transfer of real property electronically to Mr. Thomas Kempster at thomas.kempster@afipa.pentagon.af.mil.

The expression of interest may be submitted any time prior to 30 days after this notice of availability and does not have to be in any special format. It must be signed by the head of the DoD Component or the Federal agency, or their delegatee. In evaluating whether or not your agencies' requirement can be best met by real property on the Base Realignment and Closure (BRAC) list, please note that Air Force must receive the following in a timely manner:

- A completed GSA Form 1334, Request for Transfer (for requests from DoD Components a DD Form 1354 will be used). This form must be signed by the head of the component or agency requesting the real property. If the authority to acquire real property has been delegated, a copy of the delegation must accompany the form. Electronic copies of the GSA form are available at the GSA site: <http://propertydisposal.gsa.gov/ResourceCenter/>

- A statement from the head of the requesting Component or agency that the request does not establish a new program (i.e., one that has never been reflected in a previous budget submission or Congressional action).
- A statement that the requesting Component or agency has reviewed its real property holdings and cannot satisfy its requirement with existing real property. This review must include all real property under the requester's accountability, including permits to other Federal agencies and outleases to other organizations.

A statement that the requested real property would provide greater long-term economic benefits for the program than acquisition of a new facility or other real property.

- A statement that the program for which the real property is requested has long-term viability.

A statement that considerations of design, layout, geographic location, age, state of repair, and expected maintenance costs of the requested real property clearly demonstrate that the transfer will prove more economical over a sustained period of time than acquiring a new facility.

- A statement that the size of the real property requested is consistent with the actual requirement.
- A statement that fair market value reimbursement to the Military Department will be made at the later of January of 2008 or the time of transfer, unless this obligation is waived by the Office of Management and Budget and the Secretary concerned, or a public law specifically providing for a non-reimbursable transfer (This requirement does not apply to requests from DoD Components.)

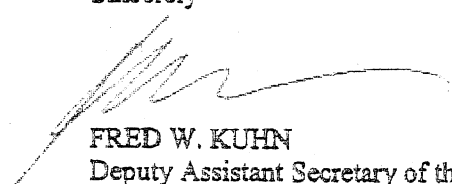
A statement that the requesting DoD Component or Federal agency agrees to accept the care and custody costs for the real property on the date the real property is available for transfer, as determined by the Air Force.

- A statement that the requesting agency agrees to accept transfer of the real property in its existing condition, unless this obligation is waived by the Air Force.

Agencies making a request should also be aware that requests for real property should be consistent with its highest and best use and not have an adverse impact on the transfer of any remaining portion of the installation. Federal agencies and DoD Components are encouraged to discuss their interests, plans or needs with local governmental agencies and the Local Redevelopment Authority associated with the BRAC real property.

The Air Force will review completed applications using criteria currently set out in the proposed rule at 32 C.F.R. pt 174, 70 Fed. Reg. 152, 46, 116, or as revised upon final publication. Questions concerning individual properties should be addressed to thomas.kempster@afipa.pentagon.af.mil, (703) 696-5532 or DSN 426-5532.

Sincerely



FRED W. KUHN
Deputy Assistant Secretary of the Air Force
(Installations)

Attachment:
Notices of Availability

NOTICE OF AVAILABILITY OF REAL PROPERTY

Property Identification: Onizuka Air Force Station

Property Location: Sunnyvale, California

Name of Holding Agency: United States Air Force

Federal Disposal Agent: Air Force Real Property Agency
1700 N. Moore Street, Suite 2300
Arlington VA 22209-2802

Point of Contact: Thomas B. Kempster, Special Assistant
703-696-5532 FAX: 703-696-8833
DSN: 426-5532 DSN FAX: 426-8833

Closure Date:

Property Data: 20 acres of land and 3 acres of easement improved with 27 buildings containing 627,891 square feet. Majority of space is used for operation and training needs comprising a total of 396,751 square feet.

Range of Uses: Office, maintenance, production, and commercial.

Known Use Limitations:

Utilities: Available on Site.

Outstanding Interest: None

Expressed Interests: None

Reimbursement: Non DoD activities will pay fair market value